

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: PANORA
Local Government Number: 39G368

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PANORA NE 1995 URBAN RENEWAL	39001	1
PANORA 1990 URBAN RENEWAL	39002	2
PANORA NW 1999 URBAN RENEWAL	39012	1
PANORA NW URBAN RENEWAL	39013	3
PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA	39017	1

TIF Debt Outstanding: 1,813,798

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	134,223	132,952	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	147,096
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	147,096

Rebate Expenditures:	16,848
Non-Rebate Expenditures:	112,440
Returned to County Treasurer:	0
Total Expenditures:	129,288

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	152,031	143,861	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 1,532,479**

Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NE 1995 URBAN RENEWAL
 UR Area Number: 39001
 UR Area Creation Date: 12/1991
 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM	39097	39098	5,505

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,876	1,521,639	0	0	0	1,524,515	0	1,524,515
Taxable	0	1,519	1,521,639	0	0	0	1,523,158	0	1,523,158
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance
Restricted for LMI**

TIF Revenue: 172
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 172

Rebate Expenditures: 0
 Non-Rebate Expenditures: 172
 Returned to County Treasurer: 0
Total Expenditures: 172

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2014:**

0

0

**Amount of 06-30-2014 Cash Balance
Restricted for LMI**

Projects For PANORA NE 1995 URBAN RENEWAL

HWY 44 GO Project

Description:	Road/Utility Work
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PANORA NE 1995 URBAN RENEWAL

Highway 44 Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	266
Interest:	0
Total:	266
Annual Appropriation?:	No
Date Incurred:	01/12/2010
FY of Last Payment:	2015

Non-Rebates For PANORA NE 1995 URBAN RENEWAL

TIF Expenditure Amount:	172
Tied To Debt:	Highway 44 Project
Tied To Project:	HWY 44 GO Project

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NE 1995 URBAN RENEWAL (39001)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM
 TIF Taxing District Inc. Number: 39098
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,876	1,521,639	0	0	0	1,524,515	0	1,524,515
Taxable	0	1,519	1,521,639	0	0	0	1,523,158	0	1,523,158
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	273,876	1,250,639	5,505	1,245,134	40,991

FY 2014 TIF Revenue Received: 172

Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL
 UR Area Number: 39002
 UR Area Creation Date: 11/1991
 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY AG/PANORAMA SCH/URBAN REN INCREM	39085	39086	0
PANORA CITY/PANORAMA SCH/NE URBAN RENEWAL INCREM	39095	39096	5,725

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	193,062	1,392,457	0	0	0	1,585,519	0	1,585,519
Taxable	0	101,969	1,392,457	0	0	0	1,494,426	0	1,494,426
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **104** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 177
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 177

Rebate Expenditures: 0
 Non-Rebate Expenditures: 268
 Returned to County Treasurer: 0
Total Expenditures: 268

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **13** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For PANORA 1990 URBAN RENEWAL

Hwy 44 GO Project

Description:	Road/Utility Work
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PANORA 1990 URBAN RENEWAL

HWY 44 GO Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	380
Interest:	0
Total:	380
Annual Appropriation?:	No
Date Incurred:	01/12/2010
FY of Last Payment:	2015

Non-Rebates For PANORA 1990 URBAN RENEWAL

TIF Expenditure Amount:	268
Tied To Debt:	HWY 44 GO Project
Tied To Project:	Hwy 44 GO Project

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL (39002)
 TIF Taxing District Name: PANORA CITY AG/PANORAMA SCH/URBAN REN INCREM
 TIF Taxing District Inc. Number: 39086
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,106	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL (39002)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/NE URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 39096
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	193,062	1,392,457	0	0	0	1,585,519	0	1,585,519
Taxable	0	101,969	1,392,457	0	0	0	1,494,426	0	1,494,426
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	541,418	1,044,101	5,725	1,038,376	34,184

FY 2014 TIF Revenue Received: 177

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Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW 1999 URBAN RENEWAL
 UR Area Number: 39012

UR Area Creation Date: 07/1997

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM	39132	39133	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	97,502	97,502	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	97,502	97,502	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Income Housing For PANORA NW 1999 URBAN RENEWAL

Amount of FY 2013 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	97,502
Other low and moderate income housing assistance:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW 1999 URBAN RENEWAL (39012)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM
 TIF Taxing District Inc. Number: 39133

TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	212,798	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL
 UR Area Number: 39013

UR Area Creation Date: 07/1997

UR Area Purpose: To facilitate and support properly planned and approved residential development within Panora to support and aid in the expansion of the community's existing businesses and industries.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM	39138	39139	0
PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM	39148	39149	937,330
PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM	39150	39151	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,778,187	0	0	0	-1,852	1,776,335	0	1,776,335
Taxable	0	939,182	0	0	0	-1,852	937,330	0	937,330
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **35,450** **35,450** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 30,645
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 30,645

Rebate Expenditures: 16,848
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 16,848

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **49,247** **46,359** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For PANORA NW URBAN RENEWAL

Terra Vista - Leib

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PANORA NW URBAN RENEWAL

Terra Vista-Leib

Debt/Obligation Type:	Rebates
Principal:	105,235
Interest:	0
Total:	105,235
Annual Appropriation?:	No
Date Incurred:	10/24/2005
FY of Last Payment:	2019

Rebates For PANORA NW URBAN RENEWAL

Terra Vista

TIF Expenditure Amount:	16,848
Rebate Paid To:	Randy Leib-Developer
Tied To Debt:	Terra Vista-Leib
Tied To Project:	Terra Vista - Leib
Projected Final FY of Rebate:	2017

Income Housing For PANORA NW URBAN RENEWAL

Amount of FY 2013 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	419
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	10,908
Other low and moderate income housing assistance:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM
 TIF Taxing District Inc. Number: 39139
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	514,695	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM
 TIF Taxing District Inc. Number: 39149
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,778,187	0	0	0	-1,852	1,776,335	0	1,776,335
Taxable	0	939,182	0	0	0	-1,852	937,330	0	937,330
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,355	937,330	937,330	0	0

FY 2014 TIF Revenue Received: 30,645

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM
 TIF Taxing District Inc. Number: 39151

TIF Taxing District Base Year: 1998

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	196,068	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA
 UR Area Number: 39017
 UR Area Creation Date: 10/2007
 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM	39152	39153	3,594,498

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,187,425	8,840,792	12,338	0	-7,408	12,033,147	0	12,033,147
Taxable	0	1,683,485	8,840,792	12,338	0	-7,408	10,529,207	0	10,529,207
Homestead Credits									28

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **1,167** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 116,102
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 116,102

Rebate Expenditures: 0
 Non-Rebate Expenditures: 112,000
 Returned to County Treasurer: 0
Total Expenditures: 112,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **5,269** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

Downtown Streetscape

Description:	Sidewalks, Electrical poles, Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2012 Public Building Complex

Description:	City Hall, EMS, Police
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Architect/Mgmt Fees Public Building Complex

Description:	Engineering, Drawings, Construction Management Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

Self Financed Streetscape Debt

Debt/Obligation Type:	Internal Loans
Principal:	340,903
Interest:	0
Total:	340,903
Annual Appropriation?:	No
Date Incurred:	01/12/2010
FY of Last Payment:	2020

2012 Annual Appropriation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,210,500
Interest:	0
Total:	1,210,500
Annual Appropriation?:	Yes
Date Incurred:	06/07/2012
FY of Last Payment:	2027

Self Financed Fees for Architect/Mgmt fees for Public Building

Debt/Obligation Type:	Internal Loans
Principal:	156,514
Interest:	0
Total:	156,514
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2027

Non-Rebates For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

TIF Expenditure Amount:	112,000
Tied To Debt:	2012 Annual Appropriation Bond
Tied To Project:	2012 Public Building Complex

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA (39017)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM
 TIF Taxing District Inc. Number: 39153
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,187,425	8,840,792	12,338	0	-7,408	12,033,147	0	12,033,147
Taxable	0	1,683,485	8,840,792	12,338	0	-7,408	10,529,207	0	10,529,207
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	8,446,057	3,594,498	3,594,498	0	0

FY 2014 TIF Revenue Received: 116,102